



# CITY OF FERNDALE

**Planning Commission  
Regular Meeting  
May 3, 2023**

**Ferndale General Plan  
LAND USE ELEMENT**

Public Draft  
March 2023


# April 15 Open House Overview

- Held in-person Open House on Sat. 4/15, 11-3
- Over 40 attendees
- Posters including:
  - General Plan background info.
  - land use descriptions and map alternatives
  - conservation and open space
  - open ended questions with opportunity to provide written input
- FAQ's handout
- Computer station for parcel viewing

## WELCOME OPEN HOUSE GUESTS!

### What is an Open House?









An open house is an event where the City shares its current progress and gathers feedback from the public. For this Open House, we are showcasing the work that has been completed on the Draft Land Use Element. We would like to hear what you think about the proposed land use densities and intensities, draft policies, and proposed designation changes show on the draft maps.



### What is a General Plan?

State law requires that a city have an adopted General Plan that contains policies, programs, and diagrams, arranged in "Elements". There are eight required elements of a general plan as shown to the right. These elements relate to the identification of land for housing, commerce, industry, public services, protection of natural resources, identification of hazards, and provision of municipal services. General Plans are intended to look forward about twenty years to provide for existing and planned development.

### Required Elements of the General Plan

 Circulation	 Land Use	 Housing	 Conservation
 Noise	 Safety	 Environmental Justice	 Open Space

### Land Use Element

The Land Use Element contains the City's Land Use Map and Land Use Designations which together identify the types, intensities, and location of planned land uses within the City, such as Residential, Commercial, or Public Facility. For each Land Use Designation, the Element identifies a range of allowable uses and the intensity of such uses in terms of the number of housing units per acre or the size of the business. The Element must also be based on the best available economic and demographic data, service and infrastructure capacity, and proper projections for population and employment growth.

### What Do I Do?

Take a walk around and view the different stations that are set up. These stations cover different aspects of the Land Use Element including the designation descriptions, open space and conservation policies, development patterns, and types of housing. You can provide comments by placing sticky notes on the posters, filling out a comment card, or emailing us at:

[longrangeplan@ci.ferndale.ca.us](mailto:longrangeplan@ci.ferndale.ca.us)

### Ferndale's General Plan




- Land Use Element (1986)
- Housing Element (2019)
- Safety (1975)
- Historic and Cultural Resources (2012)
- Noise (1975)
- Transportation and Public Facilities (1967)

### What is Land Use Density?

Land use density refers to the level of development that is allowed to take place in a defined area. It's typically defined as the number of dwelling units (house, cottage, townhome, condo) that can be built per acre.

### What is Land Use Intensity?

Land use intensity is similar to density but is often defined as the maximum floor area ratio (FAR) that can be developed. The FAR refers to the square footage (floor area) of a building that can be built on a defined lot. For example, a FAR of 1.0 means that a one-story building can be built over an entire 5,000 sq.ft. lot or a two-story building over the half the lot and so on.



FAR 1.0      FAR 1.0      FAR 1.0



# Public Input Topics Summary

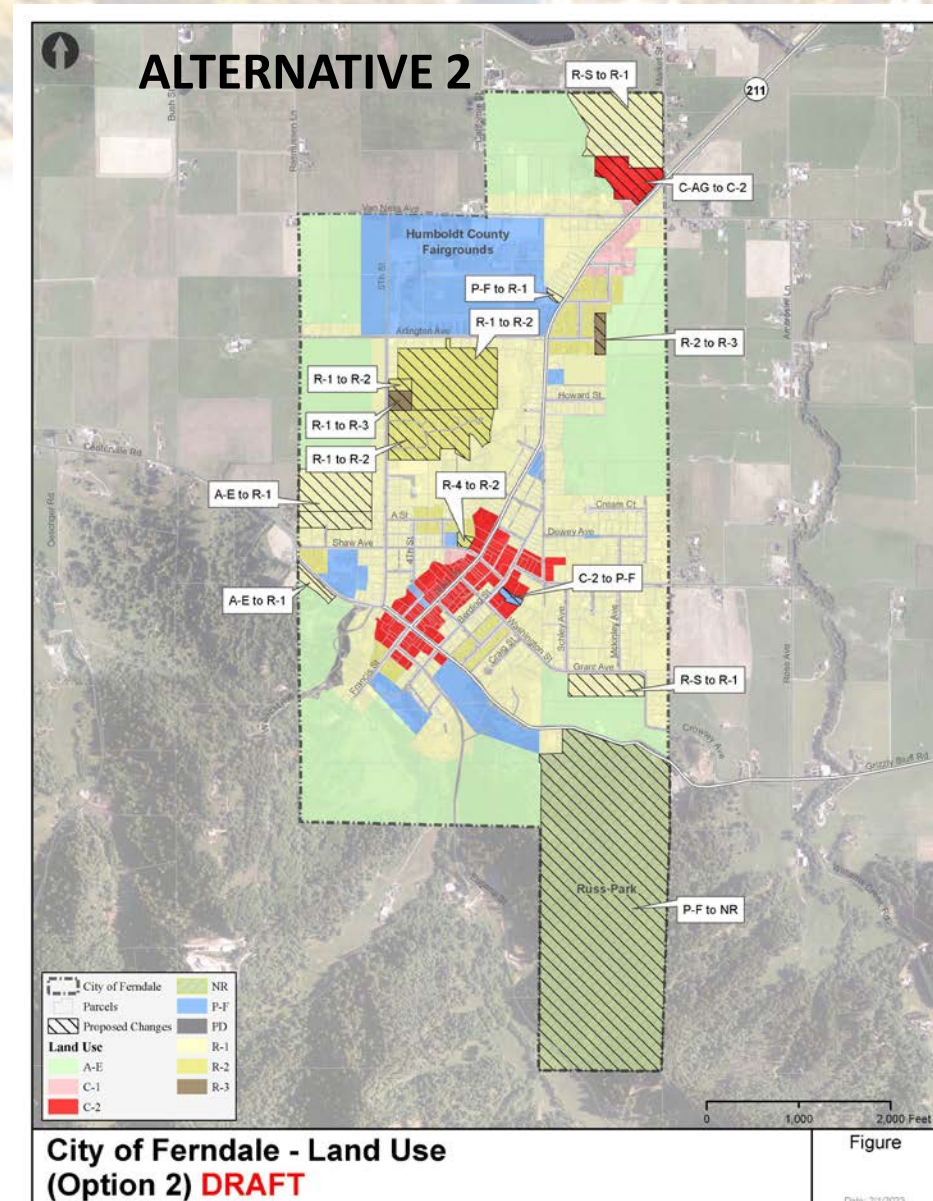
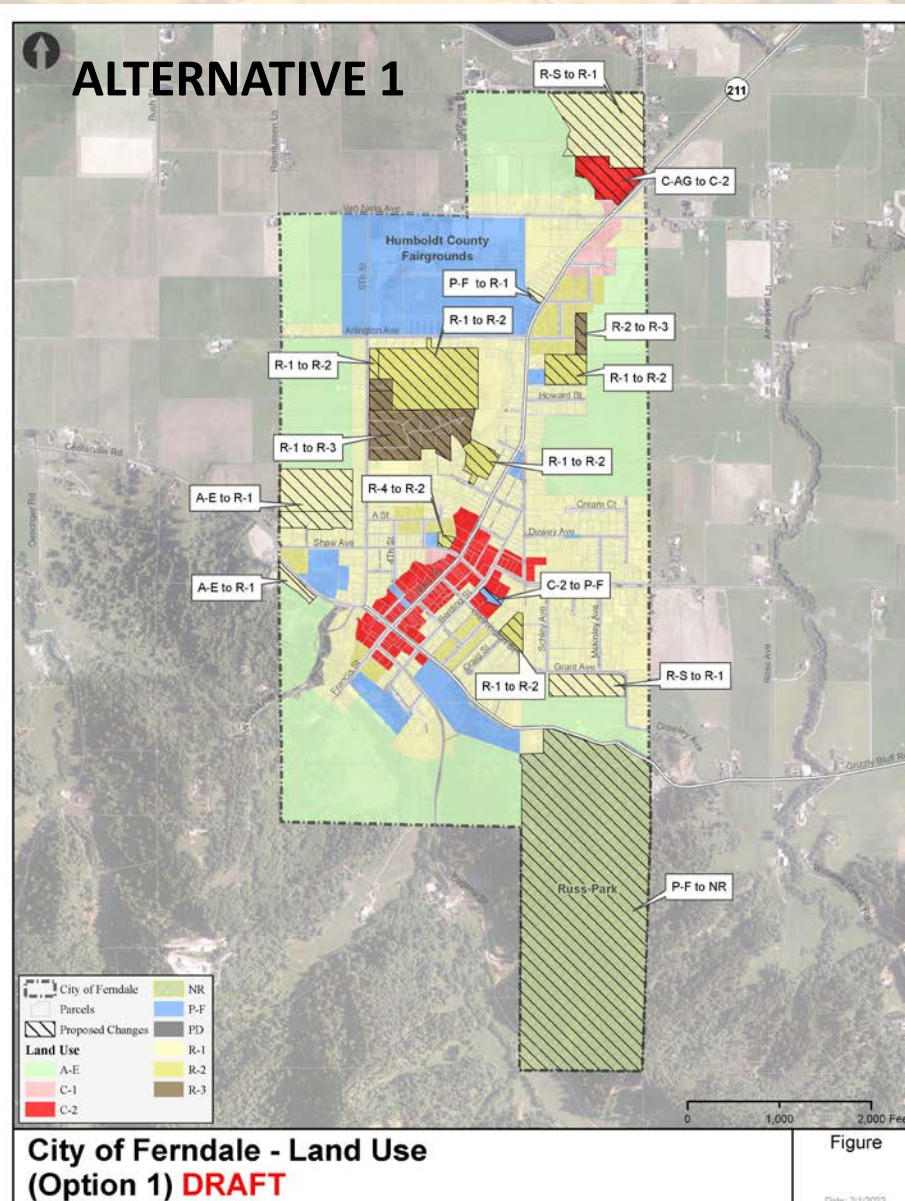
- More pedestrian connections (e.g. Ferndale Housing to Main Street)
- Density concerns
- Infrastructure capacity (water, sewer)
- Drainage, flooding, and traffic concerns
- Allow for Francis Creek setback reduction

Note: see agenda packet for all comments received





# LAND USE DIAGRAM ALTERNATIVES



# LAND USE DIAGRAM ALTERNATIVE 2



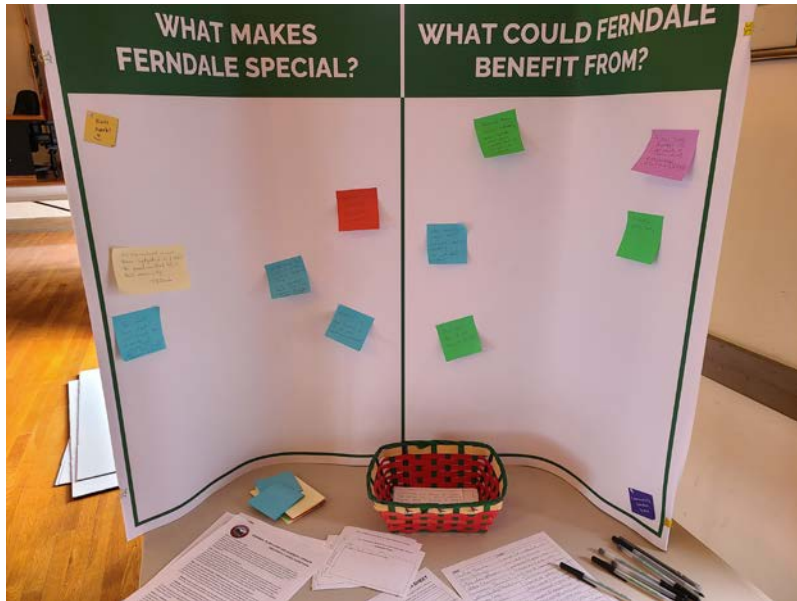


# HOW TO STAY INFORMED

- City web site <https://ci.ferndale.ca.us/documents/general-plan/>
- Email: [longrangeplan@ci.ferndale.ca.us](mailto:longrangeplan@ci.ferndale.ca.us)



# NEXT STEPS



- **May 2023:** Prepare Revised Land Use Map Alternative and Element
- **June 2023:** tentative PC/CC Study Session
- **Through July 2023:** Conduct CEQA review
- **Fall 2023:** Finalize CEQA and Adopt updated Land Use Element